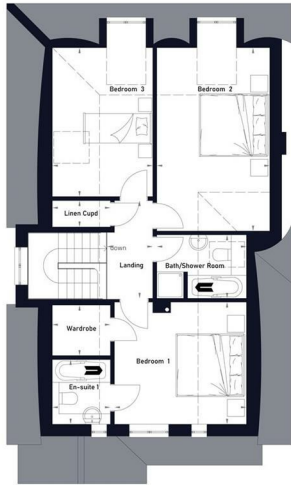




Keith  
Ashton Land & New Homes

Banters Lane, Great Leighs  
Chelmsford



## Plot 1 Banter's Lane, Great Leighs, Chelmsford, CM3 INT

Guide Price £795,000

\*\*\*COMING SOON!!! Due for completion August 2024\*\*\*

Located in the heart of Great Leighs, Chelmsford and being situated in a stunning location surrounded by fields and beautiful views is this exclusive new build development, consisting of just four, brand new family homes, built with luxury and sophistication in mind.

Plot 1, Banter's Lane is a fabulous 4 double bedroom, detached chalet style bungalow of over 1600 sq.ft boasting a spectacular open plan luxury kitchen / dining / family room with bi-folding doors opening onto a large, landscaped rear garden. There are en-suites to two of the bedrooms along with a first-floor family bath/shower room all with quality fittings, along with a ground floor cloakroom and a separate study providing a quiet space away from the main living area, perfect for those looking to work from home. There is ample parking to the front on your own block paved driveway.

These lovely homes are situated within easy reach of Chelmsford city centre, where residents can enjoy the vibrant atmosphere, bustling shops, and delectable dining options at their leisure. There is convenient access to major roadways including the A131, A120, and A12, including connections to the M25. Furthermore, there is easy access to Stansted Airport ensuring stress-free travel for both business and leisure. For those commuting to the capital, the mainline train into London offers swift and efficient transportation, allowing residents to embrace city living while returning to the peaceful retreat of their rural haven.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(95-100) <b>A</b></p> <p>(85-94) <b>B</b></p> <p>(65-84) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(45-54) <b>E</b></p> <p>(35-44) <b>F</b></p> <p>(15-34) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82-90a) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(42-60) <b>C</b></p> <p>(29-41) <b>D</b></p> <p>(17-28) <b>E</b></p> <p>(11-16) <b>F</b></p> <p>(1-10) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

### SERVICES:

Local Authority: Chelmsford  
Council tax band:  
Post code: CM3 INT

### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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